

Economic Indicators

Loudoun County, Virginia

January 2002

| | Reporting Period | Current Period | Current Year-to-Date | Last Year-to-Date | Percent Change |
|---|---------------------|-------------------|-------------------------|----------------------|-------------------|
| New Residential Construction | | | | | |
| New Residential Units Permitted | December 2001 | 178 | 4,712 | 6,170 | -23.6% |
| Single Family Detached Units Permitted | December 2001 | 96 | 1,827 | 2,713 | -32.7% |
| Single Family Attached Units Permitted | December 2001 | 82 | 1,578 | 2,375 | -33.6% |
| Multifamily Units Permitted | December 2001 | 0 | 1,307 | 1,082 | 20.8% |
| <i>Source: Loudoun County Department of Building</i> | | | | | |
| New Nonresidential Construction | | | | | |
| Office SF Permitted | December 2001 | 134,719 | 4,396,383 | 7,999,166 | -45.0% |
| Flex/Industrial SF Permitted | December 2001 | 105,470 | 830,287 | 2,034,389 | -59.2% |
| Retail SF Permitted | December 2001 | 16,000 | 1,411,615 | 3,207,333 | -56.0% |
| Other SF Permitted | December 2001 | 0 | 414,014 | 885,981 | -53.3% |
| | December 2001 | 13,249 | 1,740,467 | 1,871,463 | -7.0% |
| Taxable SF Permitted | December 2001 | 131,794 | 3,300,984 | 7,401,617 | -55.4% |
| Nontaxable SF Permitted | December 2001 | 2,925 | 1,095,399 | 597,549 | 83.3% |
| Total Value Nonresidential Construction | December 2001 | \$7,470,487 | \$333,064,835 | \$372,283,921 | -10.5% |
| Value of New Buildings | December 2001 | \$6,235,000 | \$280,080,716 | \$322,856,888 | -13.2% |
| Value of Alterations/Additions | December 2001 | \$1,235,487 | \$52,984,119 | \$49,427,033 | 7.2% |
| Route 28 Taxing District SF Permitted | December 2001 | 16,000 | 2,003,479 | 4,725,037 | -57.6% |
| Value of Route 28 Permitted Construction | December 2001 | \$423,000 | \$122,450,545 | \$170,813,257 | -28.3% |
| <i>Source: Loudoun County Department of Building</i> | | | | | |
| Housing Sales | | | | | |
| Single Family Detached | September 2001 | 744 | 7,012 | 6,535 | 7.3% |
| Single Family Attached | September 2001 | 309 | 3,054 | 3,293 | -7.3% |
| Condominium | September 2001 | 334 | 3,043 | 2,559 | 18.9% |
| | September 2001 | 101 | 915 | 683 | 34.0% |
| <i>Source: Loudoun County Department of Financial</i> | | | | | |
| Washington Dulles International Airport | | | | | |
| Total Passengers | October 2001 | 1,517,590 | 15,406,393 | 17,095,936 | -9.9% |
| International Passengers | October 2001 | 235,283 | 3,215,959 | 3,372,445 | -4.6% |
| Total Freight (metric tonnes) | October 2001 | 26,176 | 281,529 | 319,116 | -11.8% |
| <i>Source: Metropolitan Washington Airports Authority</i> | | | | | |
| Taxable Sales (000s) | 3rd Quarter 2001 | \$650,195 | \$1,883,499 | \$1,748,019 | 7.8% |
| <i>Source: Virginia Department of Taxation</i> | | | | | |

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|-------------------------------|---------------------|-------------------|----------------|----------------------|-------------------|
| Average Housing Prices | September 2001 | \$293,062 | \$296,409 | \$277,077 | 5.8% |
| Single Family Detached | September 2001 | \$407,977 | \$394,075 | \$367,679 | 11.0% |
| Single Family Attached | September 2001 | \$235,710 | \$228,277 | \$194,219 | 21.4% |
| Condominium | September 2001 | \$131,152 | \$139,611 | \$119,187 | 10.0% |

Source: Loudoun County Financial Services

At Place Employment

| | | | | | |
|---------------------------------------|------------------|---------|---------|---------|-------|
| Employees | 2nd Quarter 2001 | 97,200 | 94,332 | 87,046 | 11.7% |
| New Jobs (over previous period) | 2nd Quarter 2001 | 2,868 | | | |
| Establishments | 2nd Quarter 2001 | 5,075 | 5,011 | 4,565 | 11.2% |
| New Businesses (over previous period) | 2nd Quarter 2001 | 64 | | | |
| Gross Wages (millions) | 2nd Quarter 2001 | \$1,880 | \$1,539 | \$1,056 | 78.1% |

Source: Virginia Employment Commission

Consumer Price Index

| | | | | | |
|--|---------------|-------|-------|-------|------|
| Washington-Baltimore DC/MD/VA (1996=100) | November 2001 | 110.9 | 111.7 | 108.5 | 2.2% |
| US-All Urban Consumers (1982-84=100) | November 2001 | 177.4 | 177.7 | 174.1 | 1.9% |

Source: US Bureau of Labor Statistics

Civilian Labor Force

| | | | | | |
|-------------------|---------------|-----------|-----------|-----------|------|
| Loudoun County | November 2001 | 101,609 | 101,276 | 96,778 | 5.0% |
| Northern Virginia | November 2001 | 1,291,782 | 1,289,909 | 1,246,019 | 3.7% |

Source: Virginia Employment Commission

Resident Employment Estimates

| | | | | | |
|-------------------|---------------|-----------|-----------|-----------|------|
| Loudoun County | November 2001 | 97,754 | 97,623 | 95,962 | 1.9% |
| Northern Virginia | November 2001 | 1,255,601 | 1,253,921 | 1,232,585 | 1.9% |

Source: Virginia Employment Commission

Washington Economic Index

| | | | | | |
|--------------------------|--------------|-------|-------|-------|-------|
| Leading Index (1987=100) | October 2001 | 104.7 | 104.3 | 110.5 | -5.2% |
| Current Index (1987=100) | October 2001 | 105.5 | 109.5 | 115.9 | -9.0% |

Source: Metropolitan Council of Governments

Non-Residential Vacancy

| | | | | | |
|------------|------------------|-------|-------|------|--------|
| Total | 4th Quarter 2001 | 16.2% | 15.6% | 5.6% | 187.2% |
| Office | 4th Quarter 2001 | 15.7% | 15.5% | 6.9% | 129.0% |
| Flex | 4th Quarter 2001 | 24.6% | 22.9% | 8.8% | 181.1% |
| Industrial | 4th Quarter 2001 | 8.2% | 8.6% | 1.3% | 513.5% |

Source: Realty Information Group

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